ROWLEY HUGHES Property Consultants 0121 212 7800

PRIME SHOP UNIT - TO LET 30 GENTLEMANS WALK, NORWICH, NR2 1NA



Location

The property is situated in a prime retailing position on the corner of Gentlemans Walk and White Lion Street close to Market Place.

Multiple retailers in the immediate vicinity include **WH Smith**, **Three**, **Fat Face**, **EE**, **The White Company** and a major refurbishment/redevelopment for **Primark** which is due to open in Summer 2019.

Description

The property comprises a part 4 storey and part 3 storey building of brick construction with a pitched tiled roof.

It provides a ground floor shop with basement storage together with further storage accommodation on the first, second and third floors.

Accommodation

External Frontage	3.81 m	12' 6"
Return Frontage to White Lion Street	6.91 m	22' 8"
Internal Width	3.81m	12' 6"
Widening to	5.54 m	18' 2"
Shop Depth	8.87 m	29' 1"
Built Depth	10.62 m	34' 10"

Ground Floor	40.59 sq m	437 sq ft
Sales		
Basement	40.69 sq m	438 sq ft
Storage		
First Floor	47.38 sq m	510 sq ft
Staff/Storage		
Second Floor	30.94 sq m	333 sq ft
Storage		
Third Floor	3.9 sq m	42 sq ft
Storage		

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£70,000 pa exclusive of rates and VAT

Rateable Value

Rateable Value	£65,500
Rate in £ 2018/19	49.3p
Rates Payable	£32,291.50

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Legal Costs

Each party is responsible for their own legal costs incurred within the transaction.

EPC

Available upon request.

Viewing

Strictly by appointment with the sole retained agent:-

David Thompson / Malcolm Robertson Rowley Hughes Thompson LLP

Direct Tel: 0121 212 7803 / 0121 212 7806 Email: davidt@rhtretail.co.uk/malcolmr@rhtretail.co.uk All transactions are stated exclusive of VAT SUBJECT TO CONTRACT

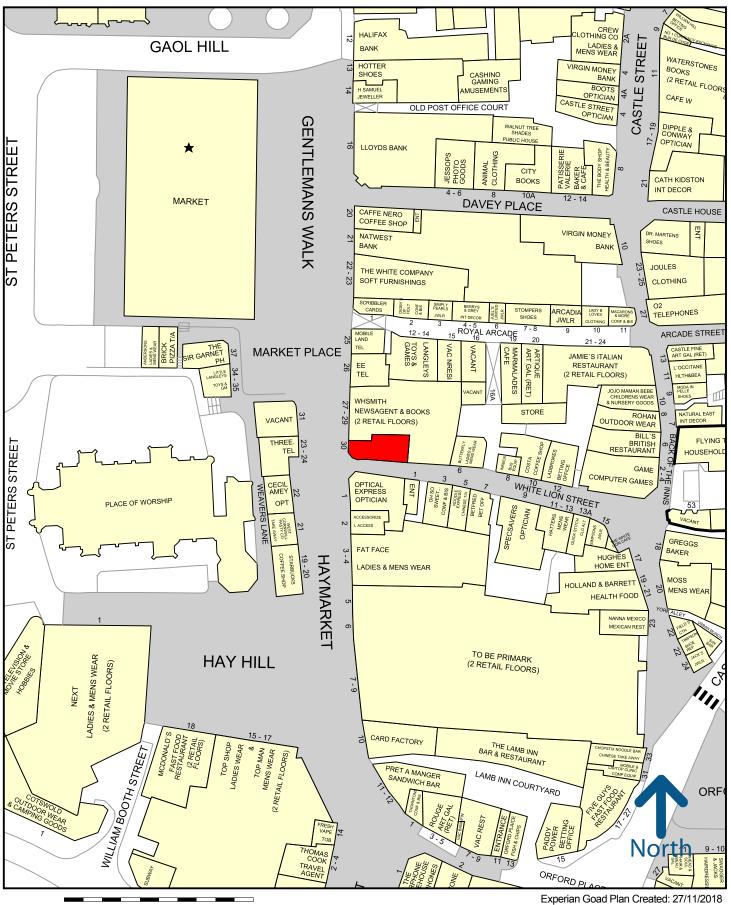
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